079.0	0002	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	725,200 / 725,200
					USE VALUE:	725,200 / 725,200
					ASSESSED:	725,200 / 725,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DRIGGERS WILLIAM G	
Owner 2:	CHU ANGELA D	
Owner 3:		
Street 1:	72 BRATTLE STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	DUNNE KATHLEEN J -
Owner 2:	-
Street 1:	72 BRATTLE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,152 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Vinyl Exterior and 1939 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6152.000	302,000		423,200	725,200
Total Card	0.141	302,000		423,200	725,200
Total Parcel	0.141	302,000		423,200	725,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.01 | /Parcel: 374.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 49174
GIS Ref
GIS Ref
Insp Date 11/29/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 079.0-0002-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	302,000	0	6,152.	423,200	725,200	725,200	Year End Roll	12/18/2019
2019	101	FV	231,400	0	6,152.	423,200	654,600	654,600	Year End Roll	1/3/2019
2018	101	FV	231,400	0	6,152.	284,100	515,500	515,500	Year End Roll	12/20/2017
2017	101	FV	231,400	0	6,152.	272,100	503,500	503,500	Year End Roll	1/3/2017
2016	101	FV	231,400	0	6,152.	247,900	479,300	479,300	Year End	1/4/2016
2015	101	FV	216,700	0	6,152.	199,500	416,200	416,200	Year End Roll	12/11/2014
2014	101	FV	216,700	0	6,152.	178,300	395,000	395,000	Year End Roll	12/16/2013
2013	101	FV	216,700	0	6,152.	169,300	386,000	386,000		12/13/2012

!6448!

PRINT

Date	Time
12/10/20	21:13:34

LAST REV

Date	Time
04/30/19	14:30:21

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6448

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUNNE KATHLEEN	47479-276		5/19/2006		387,250	No	No		
DUNNE MARJORIE	29517-219		12/14/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	49174
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/27/2010	2205	Addition	65,000					&REDO KIT
5/25/2006	404	Re-Roof	2,500	C				
1/11/2006	24	Re-Roof	2,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	MEAS&NOTICE	CC	Chris C
5/12/2009	Measured	197	PATRIOT
10/5/2006	MLS	HC	Helen Chinal
1/20/2000	Mailer Sent		
1/12/2000	Measured	243	PATRIOT
7/28/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6152		Sq. Ft.	Site		0	70.	0.98	11									423,194						423,200	

Total AC/HA: 0.14123 | Total SF/SM: 6152 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 423,194 | Spl Credit | Total: 423,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.19151616
Const Adj.:	0.99989998
Adj $ / SQ:	125.097
Other Features:	84000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	370978
Depreciation:	69002
Depreciated Total:	301976

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

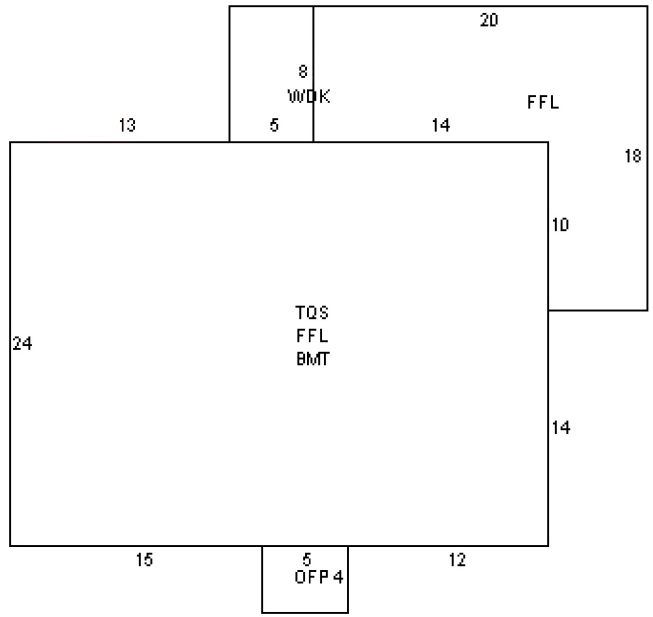
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	125.10
Special Features:	0	Val/Su Net:	96.12
Final Total:	302000	Val/Su SzAd	155.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,143	37.530	42,896
FFL	First Floor	988	125.100	123,596
TQS	3/4 Story	576	125.100	72,056
FAD	Addition	375	125.100	46,911
WDK	Deck	40	16.000	640
OFP	Open Porch	20	44.000	880

Net Sketched Area:	3,142			Total:	286,979
Size Ad	1939	Gross Are	3334	FinArea	1939

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

079.0-0002-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X14	F	AV	1960	0.00	T	40	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc